

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT  
No. 7

DATE

4-18-2012

TO LEASE NO GS-09B-02486

ADDRESS OF PREMISES: 3201 E. Universal Way, Tucson, Arizona 85706

THIS AGREEMENT, made and entered into this date by and between **Univest Development Company, LLC**,  
whose address is: 4900 N. Scottsdale Rd.  
1000 Portales Corporate Center  
Scottsdale, AZ 85251

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish beneficial occupancy; amend termination rights; amend the Address of Premises to the address provided herein; and amend the physical and mailing addresses for Univest Development Company, LLC to the addresses provided herein.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 6, 2012, as follows:

Paragraphs 10, 4, and 9 are deleted in their entirety and the following substituted therefore.

10. The Government shall pay the Lessor annual rent as follows:

For the period of time beginning April 6, 2012 and continuing through April 5, 2022, annual rent of \$443,958.23 at the rate of \$36,996.52 per month in arrears;

For the period of time beginning April 6, 2022 and continuing through April 5, 2027, annual rent of \$474,196.43 at the rate of \$39,516.37 per month in arrears.

For the period of time beginning April 6, 2027 and continuing through April 5, 2032, annual rent of \$432,378.00 at the rate of \$36,031.50 per month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be payable to: **Univest Development Company LLC, 4900 N. Scottsdale Rd., 1000 Portales Corporate Center, Scottsdale, AZ 85251**

4. The Government may terminate this Lease in whole or in part effective any time after April 5, 2027 by giving at least 90 days' prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

9. **TO HAVE AND TO HOLD** the premises with their appurtenances for the term beginning April 6, 2012 and continuing through April 5, 2032, subject to termination rights as may be hereinafter set forth.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: UNIVEST DEVELOPMENT COMPANY, LLC

BY

(Signature)

(Print Name and Official title)

IN PRESENCE OF:

(Signature)

(Print Name and Official title)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service

BY

(Signature)

Contracting Officer

(Official title)